

Stearns Bank Bank Conditional Use Permit Project Narrative

This request seeks a Conditional Use Permit to provide a bank in the I-1 zoning district. Stearns Bank is proposing to develop a property located at the northeast corner of Bahia Drive and the Pima Freeway (Loop 101) frontage road. The property in question is currently vacant, comprises approximately 2.6 acres in size, and is zoned I-1 - Industrial Park. The I-1 zoning district can be found in Zoning Ordinance Section 1.403. Development on the site includes a single three-story building comprising a total of 41,200 square feet of space.

The proposed building will include a bank with drive-through service located on the first floor. The square footage dedicated to the retail banking use will not exceed the 5,000 square foot maximum as noted in the Scottsdale Zoning Ordinance. Other uses in the building will include office and service uses consistent with those uses typically found in the I-1 zoning district.

The site is located along the Pima Freeway (Loop 101) frontage road. The Pima Freeway frontage road is a one-way roadway providing north-bound traffic flow only. The intersection with Bahia Drive is a minor intersection and is not signalized. Adjacent properties to the north, south, and east are zoned I-1 and are generally developed with business and manufacturing uses.

The proposal to establish a bank on the subject property is consistent with the intent and guidelines specified in the Scottsdale Zoning Ordinance. The location of the bank is not a typical retail bank location at the signalized intersection of two major arterial roadways. The interior location will provide general retail banking services for Stearns' customers and area businesses. The bank use will not be detrimental to the area or will the use increase traffic or noise beyond that already existing in the area.

